

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 8/30/2011
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1.0	PHA Information PHA Name: <u>Michigan State Housing Development Authority</u> PHA Code: <u>MI-901</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2013</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>25,683</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. Not applicable. Next 5-Year Plan is due in FY 2014/15.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: MSHDA's Mission Statement adopted in 2011: The Michigan State Housing Development Authority provides financial and technical assistance through public and private partnerships to create and preserve decent, affordable housing for low and moderate income Michigan residents; and, to engage in community economic development activities to revitalize urban and rural communities.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Not applicable. Next 5-Year Plan is due in FY 2014/15.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 1. Eligibility, Selection and Admissions Policies 2. Financial Resources 3. Community Service and Self-Sufficiency 4. Fiscal Year Audit See Attachment A to MSHDA FY 2013-14 Annual PHA Plan for information required on the PHA Plan Elements. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Copies of the PHA Plan are available at MSHDA offices located at: <ul style="list-style-type: none"> 735 E. Michigan Avenue, Lansing, Michigan 48912 3028 West Grand Boulevard, Suite 4-600, Detroit, MI 48202 MSHDA website: www.michigan.gov/mshda See Attachment to FY 2013-24 PHA Plan for a list of PHA Plan supporting documents. Contact person: Jackie Blankenship at 517-373-1886 or blankenshipj@michigan.gov 				

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>MSHDA has no Hope VI units and no public housing. Therefore, there is no Mixed Finance Modernization or Development, Demolition and/or Disposition, or Conversion of Public Housing to report.</p> <p>Homeownership MSHDA will continue administering its Section 8 Homeownership Program entitled <i>Key to Own</i> Homeownership Program which has been operating since March 2004. There is no maximum number of participants on the MSHDA Key to Own Program. At this time MSHDA has 984 participants in the <i>Key to Own</i> Program who are working on program requirements; i.e. credit scores, finding employment, debt reduction, etc. Since the program's inception, 306 MSHDA HCV participants have become homeowners.</p> <p>Project-Based Vouchers: MSHDA will continue its Project- Based Voucher program which pays a rental subsidy on behalf of participants in designated units to the property owner. The Project-Based Voucher rental subsidy is not portable until the participant has resided in the unit for at least one year and the PHA has an available housing choice voucher that can be assigned to the family when the family moves. MSHDA will continue utilizing up to 20% of its HCV allocation for this Project-Based Voucher program and will continue to accept applications for persons who wish to participate in the program. MSHDA will continue to target the following populations with project-based vouchers: special needs, homeless, chronically homeless, homeless youth, and domestic violence survivors. Chronically homeless, special needs, homeless to include: an individual or family who lacks a fixed, regular, and adequate nighttime residence; an individual or family who will imminently lose their primary nighttime residence; unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition; and Domestic Violence.</p> <p>Project-Based Vouchers are being used as one strategy in the PHA's goal to reduce homelessness and to increase MSHDA's ability to serve supportive housing populations as stated above (homeless, chronically homeless, homeless youth, special needs, domestic violence survivors) as well as support longevity and availability of assisted housing to low income populations over the long term. MSHDA may also award project-based vouchers in partnership with other PHAs within the State of Michigan. Project-based vouchers may be awarded in both rural and metropolitan areas within the State of Michigan.</p> <p>To be eligible for project-based vouchers, all potential projects must have been selected for development via a competitive process through MSHDA such as Low Income Housing Tax Credits, TCAP, 1602, MSHDA Funds, CDBG, or HOME. Selected projects must also meet MSHDA Division of Rental Development underwriting criteria. MSHDA will continue to administer the housing choice vouchers already identified as Project-Based Vouchers in its portfolio.</p> <p>As stated in previous PHA Plans, MSHDA added an additional admission preference for the elderly, homeless youth aging out of foster care, and U.S. Veterans in specified Project-Based Voucher developments. In addition, persons being placed in PBV designated developments must meet all of the specified MSHDA PBV selection criteria for the development to include the target populations identified above such as homeless, chronically homeless, special needs, homeless youth, or domestic violence survivors.</p> <p>As stated in the FY 2008-09 and subsequent PHA Plans, in accordance with Project-Based Voucher regulations (24 CFR 983), MSHDA has awarded 35 Project-Based Vouchers specifically dedicated to the MSHDA Hamtramck R-31 Project in the City of Hamtramck, Michigan. These 35 units are located within the boundaries of the City of Hamtramck, Michigan and assist the City to become fully compliant with an order of the Federal Court (Sarah Sims Garret et al v. City of Hamtramck et al, Case #32004). The waiting list for persons to be served by this project will be restricted to those parties and heirs specifically covered by the Court Order. After all the initially stipulated plaintiff class of persons have been assisted under the Housing Choice Voucher Project-Based Voucher program, the waiting list will be opened to interested families in Wayne County that meet the eligibility criteria, meet supportive housing population requirements and have been referred from a designated lead agency.</p> <p>At U.S. Department of HUD Detroit Field Office request, MSHDA is administering a Stipulated Settlement Agreement between HUD and the Ypsilanti Housing Commission for project-based vouchers for 70 low-income residents at Hamilton Crossings in Ann Arbor. The waiting list for persons interested in residing at this Development was identified by HUD/Ypsilanti Housing Commission prior to the transfer of the vouchers to MSHDA. No additions will be made to the Hamilton Crossings waiting list until the identified parties to the Settlement Agreement have been served.</p> <p>The PHA expanded county residency requirements for Project-Based Voucher developments only. The expanded residency requirements allow residents of any county within Michigan to be considered to meet admission residency eligibility for the specified county for a specific PBV development if the applicant receives a Verification of Eligibility from the Lead Agency/Service Provider who is providing supportive services to the Development.</p> <p>See Exhibit B identifying the number of units and general location of project-based units that have already been awarded and have a current HAP Contract.</p> <p>PBV/Rental Assistance Demonstration (RAD) Program Based on HUD PIH Notices 2012-18 and 2012-32, MSHDA has started and will continue to implement a participation in the recently announced RAD Program which converts tenant based RAP and Rent Supplement Assistance to tenants in HUD 236 properties to Project-Based Vouchers at those developments.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. Not applicable.</p>

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>MSHDA has no public housing units and therefore completion of the Capital Fund Program Annual Statement/Performance and Evaluation Report is not applicable.</p>																																																																																																												
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>MSHDA has no public housing units and therefore completion of the Capital Fund Program Five-Year Action Plan is not applicable.</p>																																																																																																												
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>Not applicable. MSHDA does not have CFP or CFFP financing.</p>																																																																																																												
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th colspan="4" style="text-align: center; background-color: #f2f2f2;">Housing Needs of Families on the PHA's Waiting Lists</th> </tr> </thead> <tbody> <tr> <td colspan="4">Waiting list type: (select one)</td> </tr> <tr> <td colspan="4"><input checked="" type="checkbox"/> Section 8 tenant-based assistance</td> </tr> <tr> <td colspan="4"><input type="checkbox"/> Combined Section 8 and Public Housing</td> </tr> <tr> <td colspan="4"><input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td> </tr> <tr> <td colspan="4">If used, identify which development/sub-jurisdiction:</td> </tr> <tr> <td></td><td style="text-align: center;"># of families</td><td style="text-align: center;">% of total families</td><td style="text-align: center;">Annual Turnover</td></tr> <tr> <td>Waiting list total</td><td style="text-align: center;">51,370</td><td></td><td></td></tr> <tr> <td>Extremely low income <=30% AMI</td><td style="text-align: center;">48,132</td><td style="text-align: center;">93.70</td><td></td></tr> <tr> <td>Very low income (>30% but <=50% AMI)</td><td style="text-align: center;">3,065</td><td style="text-align: center;">5.97</td><td></td></tr> <tr> <td>Low income (>50% but <80% AMI)</td><td style="text-align: center;">173</td><td style="text-align: center;">.34</td><td></td></tr> <tr> <td>Families with children</td><td style="text-align: center;">3,612</td><td style="text-align: center;">7.03</td><td></td></tr> <tr> <td>Elderly families</td><td style="text-align: center;">3,443</td><td style="text-align: center;">6.70</td><td></td></tr> <tr> <td>Families with Disabilities</td><td style="text-align: center;">3,473</td><td style="text-align: center;">6.76</td><td></td></tr> <tr> <td>Race/ethnicity - American Indian</td><td style="text-align: center;">656</td><td style="text-align: center;">1.28</td><td></td></tr> <tr> <td>Race/ethnicity - Asian</td><td style="text-align: center;">123</td><td style="text-align: center;">.24</td><td></td></tr> <tr> <td>Race/ethnicity - Black</td><td style="text-align: center;">28,636</td><td style="text-align: center;">55.74</td><td></td></tr> <tr> <td>Race/ethnicity- Native Hawaiian/Other Islander</td><td style="text-align: center;">74</td><td style="text-align: center;">.14</td><td></td></tr> <tr> <td>Race/ethnicity - White</td><td style="text-align: center;">20,363</td><td style="text-align: center;">39.64</td><td></td></tr> <tr> <td>Hispanic</td><td style="text-align: center;">1,520</td><td style="text-align: center;">2.96</td><td></td></tr> <tr> <td>Non-Hispanic</td><td style="text-align: center;">49,850</td><td style="text-align: center;">97.04</td><td></td></tr> <tr> <td>Race/ethnicity - none indicated</td><td style="text-align: center;">1,816</td><td style="text-align: center;">3.54</td><td></td></tr> <tr> <td colspan="4">Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes:</td> </tr> <tr> <td colspan="4">How long has it been closed (# of months)? 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9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Not applicable. MSHDA is a Section 8 only, High Performing PHA; however, our next 5-Year Plan is not due until FY 2014/15.</p>																																																																																																												

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The Michigan State Housing Development Authority continues to make progress on its stated goals described in the 5-Year Plan as evidenced by the following:</p> <ul style="list-style-type: none"> • MSHDA Administrative Plan was approved at the MSHDA Board Meeting in January 2012 and modified at the June 2012 MSDHA Board Meeting • Participation in the HUD Rental Assistance Demonstration (RAD) Program as announced earlier in 2012 via HUD PIH Notices 2012-18 and final guidance published in PIH Notice 2012-32. • Issued a competitive RFP and awarded new two-year contracts to Agents for the purpose of administering the Housing Choice Voucher Program across all counties of Michigan for MSHDA • Expanded the supply of housing vouchers to Veterans by applying for and receiving an award for 75 additional Veterans Administration Supportive Housing (VASH) vouchers through HUD/VA to be used with placements made by the Homeless Office of the John Dingell VA Medical Center in Detroit; • A web-based application process was implemented in January 2012. • Accepted the transfer of 341 Housing Choice Vouchers from the Ypsilanti Housing Commission at the request of the HUD Detroit Field Office • Continuance of the Family Self-Sufficiency Program • Continuance of the MSHDA HCV Homeownership <i>Key to Own</i> program • Continue to allocate up to 20% of the HCV portfolio to project-based vouchers • Continue to partner with Continuum of Care bodies on the Campaign to End Homelessness • Continue to partner with Homeless Assessment and Resource Agencies (HARA) to serve as a one-stop shop with a goal of rapidly re-housing people • Continue to partner with the Michigan Department of Community Health and Nursing Home Transition teams to assist those teams in getting homeless nursing home residents back into the community with a Housing Choice Voucher. This partnership also promotes the use of Medicaid waivers with the housing choice voucher. • Investigation of cases where there is a suspicion of non-compliance with the HCV program by participants, landlords, family members, or property owners • Conducted its annual review of the needs-based formula for allocation of the MSHDA portfolio of Housing Choice vouchers within the State of Michigan • Developed an on-line application process which creates and maintains up-to-date waiting lists • Initiating process of electronic payments to landlords • Initiating process of electronic utility payments to participants • Continue participating in the 2013 Memorandum of Understanding with the Michigan Department of Corrections regarding the Prisoners Utilizing Supportive Housing (PUSH) grant program. This program assists recently released prisoners in Wayne and Muskegon Counties with security deposits, and utility and housing assistance. Upon approval for additional funding from Department of Corrections and MSHDA, assistance for this program may span to other counties. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>MSHDA defines a substantial amendment or modification from the 5-Year Plan to be a significant change in its published policies included in the Administrative or Annual Plan. The addition of new activities or programs not included in the current PHA Plan may qualify as a "Significant Amendment".</p> <p>MSHDA defines a substantial deviation/modification to the PHA Plan to be a change in policy that redirects MSHDA's mission, goals or objectives, and/or an addition of new activities or programs not included in the current PHA Plan.</p> <p>(c) Memorandum of Agreements for Performance Improvement</p> <p>None.</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements Should this be an Attachment if there are any? Or just statements of challenged items by general public in this area? (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality